MINUTES OF MEETING OF
THE METROPOLITAN BUILDING COMMITTEE
Held on Tuesday, August 6, 1963
at 12:30 p.m. in the Board Room

ATTENDANCE: I.R. Tait, presiding; A.E. Sargent, H. Umphrey, Eric Smith, F.F. Fulton, F.G. Hubbard, R.A. Dickinson, C.M. McCully

By Special Invitation: H.R. Crabtree, W.M. Hall, C.W. Webster, John Ross (Architect).

GRACE: F.G. Hubbard said grace.

MINUTES: The minutes of the meeting of June 19th having been circulated by mail were taken as read and approved.

CONTRACT FOR SIR GEORGE WILLIAMS UNIVERSITY BUILDING PROJECT: The basic purpose of the meeting was to decide whether or not a fixed fee contract was to be used in relation to the university building. Proposal forms related to this method were circulated in advance to all members of the Committee and others in attendance in accordance with the action taken at a previous meeting. The advantages and disadvantages of this type of contract as they have emerged in Committee discussions and have been expressed, both orally and in writing, by others present were tabled and appear on file in these minutes.

At the same time a communication was sent to the Provincial Government to determine their reaction relating to the proposed method. A few minutes before the meeting a verbal communication was received from the government as follows: "Mr. Farrell of Quebec called and says that Mr. Martin has refused permission to select a contractor on a fixed fee basis. We must go out for lump sum tenders. We can call for tenders from a restricted list of bidders by seeking permission to do so. We need not submit the proposed bidders."

Discussion then came to a focus on the earlier plan to deal with the contract in segments, viz. excavation, foundations and structural steel to become the first unit with the other part of the project to follow at a later date. It was pointed out that the details for implementing this proposal would be ready on schedule. Mr. Ross suggested that there might be some difficulties in getting a list of contractors willing to submit lump sum tenders on a project of this dimension and the possibility of locating French contractors to tender was even more remote. After considerable discussion it was agreed that Damien & Boileau, Quemont Co., and Janin and Co. be invited to tender on the first segment of the contract along with the list of general contractors already approved with the addition of Anglin Norcross Ltd., and the elimination of Piggott Construction Co.

UNDERPINNING THE DRUMMOND STREET BUILDING: It was reported that the underpinning of the Drummond Street building is proceeding according to schedule. The major difficulty in the undertaking is to maintain sequences of preparation, underpinning, and restoration of facilities and at the same time provide service to the membership. In order to maintain one shower room in operation continuously there will be a lapse of 11 days in the actual underpinning between phases 3 and 4

of the project. In view of this cessation of work by the Parco Co. and its attendant penalty clause of $1650. and the condition of the piles revealed in the work so far, it became apparent that consideration should be given to underpinning an additional 6 columns at this time. Further reasons which prompted this consideration are:

1) while the settlement is not serious in these 6 columns there is no assurance that the condition may not become acute in the not too distant future. (Subsequent investigation has validated this assumption).
2) the preparations which have already been made and the attendant program inconveniences suggest the desirability of dealing with the problem now.
3) the lapse of time in the actual underpinning on the present basis could be used to advantage and eliminate the penalty fee.
4) the entire project will not take any longer because the different segments can be coordinated to better advantage.
5) practically all of the future underpinning if, as, and when it becomes necessary can be undertaken by working from the outside and thereby not occasion program inconveniences.

The additional cost of underpinning these 6 columns is $19,750. If it is decided to delay action until some future time the total cost, based on prevailing estimates, would be $26,900.

It was agreed on motion by Eric Smith and seconded by W.N. Hall that the work should be undertaken.

ADJOURNMENT: The meeting adjourned at 2 p.m.

_____ _____

SECRETARY CHAIRMAN